

East a distance of 65 feet to a post; thence turning and running South 74° East a distance of 186 feet to the place of beginning, containing 2/10 of an acre, more or less.

Being all and the same real estate as described in a deed dated the 29th day of April, 1957 from A. Wesley Forrest and Blanche L. Forrest, his wife, unto Robert L. Forrest and Peggy E. Forrest, his wife, recorded in Liber 583, Folio 342, one of the Land Records of Frederick County, Maryland.

2. That there is still due and owing unto your Petitioner the sum of Three Thousand, Seven Hundred and Forty Dollars and Thirty Five Cents (\$3,740.35), together with interest at the rate of 5 1/2% from January 31, 1960, which will more fully appear by reference to the statement of mortgage claim previously filed by your Petitioner in this cause, and which is prayed may be considered a part hereof.

3. That there is contained in said mortgage, the original copy of which has heretofore been filed in these proceeds as "Exhibit I", and which is prayed may be taken and considered a part hereof, the provision "in case of default being made in the payment of the mortgage aforesaid, or of the interest thereon, in whole or in part, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt intended to be hereby secured shall at once become due and payable and these presents are hereby declared to be made in trust, and the said mortgagee, its successors or assigns, or its duly constituted attorney or agent, are hereby authorized and empowered, at any time thereafter, to sell the property hereby mortgaged, or so much thereof as may be necessary, and to grant and convey the same to the purchaser or purchasers thereof, his, her, or their heirs or assigns; which sale shall be made in manner following, to-wit: By giving at least twenty days' notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, Maryland, which said sale shall be at public auction for cash, and the proceeds arising from such sale shall be applied first, to the payment of all expenses incident to such sale, including taxes, and the usual equity commissions to the party selling or making said sale, and a counsel fee of Fifty dollars (\$50.00); secondly, to